

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date:	May 8, 2014	Meeting No.: 184
Project:	Johns Hopkins South of Orleans PUD Skip Viragh Outpatient Building (SVOB)	Phase: Schematic

Location: Northeast corner at intersection of Fayette Street and Broadway

PRESENTATION:

1. Anthony Cataldo from the City of Baltimore Office of Planning introduced the project and the project team. The Hopkins South of Orleans PUD is currently approved for the block bounded by Broadway to the west, Fayette Street to the south, Wolfe Street to the east, and Orleans Street to the North. The developer proposes to amend the PUD related to bulk setbacks and density for a site that will include a 180,000 sf 9-story building at the corner of Fayette Street and Broadway, immediately south of the Hackerman-Patz Patient and Family Building (H-PPFB.) The project was previously had a work session with the Department of Planning. The team presenting to the panel was introduced - Michael Iati, AIA, Director of Architecture and Planning for the Johns Hopkins Health System, and architects Adam Gross, FAIA of ASG and Rolando Sanz, AIA of Wilmot Sanz.
2. Mr. Iati re-introduced the project, noting several variations since the project was discussed in the work session, and that an architecture team has begun programming refinement and preliminary design studies. Key features include:
 - a. The building is located at a critical shift of Fayette Street, with axial views down the street toward downtown and the harbor, and up Fayette focused on the southwest corner of the site.
 - b. The building is designed from the inside out, with public areas including patient and family waiting areas and shared facilities aggregated to the west façade of the building with views downtown.
 - c. Enlarged entry/auto court that facilitates both anticipated volume and variety of movements. Drop off is located under the first two stories of the office building, with a center landscaped island with a walking path between the new lobby at SVOB and an entrance to H-PPFB, and several exit lanes. Traffic for patients receiving outpatient treatment is very high. JHHS had an initial discussion with transportation department officials within a few days prior to the UDARP presentations, and modifications are not yet reflected accurately on the drawings. Curb cuts, lanes, and diagonal crosswalk across the entry court were some of the primary critical points receiving further study.

3. Messrs. Gross and Sanz provided an overview of program and building development to date.
 - a. Program
 - i. Family and patient waiting areas will have several sizes, from intimate single bay groupings of 4 – 6 people to larger triple bay groups.
 - ii. Departmental stacking was shown in a section diagram. The architect noted that there is not really a typical floor.
 - iii. Contemplative spaces – interior and exterior – may warrant further investigation.
 - b. Site
 - i. Vehicular circulation as presented will be revised based on DoT comments, and discussed at the next UDARP review meeting. The circulation court will be supervised by traffic control personnel.
 - ii. There is a single exit lane to Broadway. Exit control should limit access to approximately 40 cars per peak hour.
 - iii. The Broadway median is being designed as a rain garden.
 - iv. The general concept for the court extends the H-PPFB garden and creates a green wrapper enveloping the entry court, with vertical gardens that screen the existing garage and campus plant facilities, and weave into and back out of the new building lobby.
 - v. The new entry lobby is a two-story space with transparent clear glass two-story curtainwall, blurring the distinction between interior and exterior space.
 - c. Massing
 - i. The existing site is surrounded by the H-PPFB to the north, three-story parking garage with a cooling plant plus the central receiving docks to the east, and four story row houses to the south that face Broadway.
 - ii. The PUD approved height is 165'; the proposed height is 145'. The PUD originally called for a setback line established at 70'; the proposed scheme includes a 15' setback at the start of the 3rd Floor along Fayette Street, and flush at Broadway.
 - iii. The proposed massing includes a tall two-story masonry base with vertical punched windows and court enclosure wall, a seven-story strip-windowed masonry mass with a six-story all, vertically-oriented glass bay along the western façade. The seven-story mass slips approximately 15' north to reduce massing impact along Fayette Street, and extend over the arrival driveway resting on pilotis at the eastern-most building edge.
 - d. Elevations
 - i. The architect reviewed sketches, renderings and a precedent image that illustrated site visibility and building impact, as well as material and detail explorations for the building envelope on the primary west and south elevations.
 - ii. The masonry mass will have a horizontal bias, with sun shades or screens on the south face if the budget will permit it.
 - iii. The glass bay will have a vertical bias, with a brise-soleil pending budget confirmation.
 - iv. Final recommendations, in consideration of construction budget considerations, are still evolving.

COMMENTS FROM THE PANEL:

1. Existing Context

- a. The panel requested that final elevations include context of existing and proposed development for at least one block on either side of the subject property.
2. Site
 - a. Provide further design and detail for the rain garden.
 - b. Buildings and access virtually fill the entire site with very limited relief. The panel requested the development team to consider some reduction of paving between the H-PPFB and the new SVOB.
 - c. The panel is concerned about the lateral crosscut. We understand that this will likely be eliminated, and pedestrians will be encouraged to circulate via perimeter walkways.
 - d. The courtyard between the H-PPFB and the new SVOB appears to be in the shadow of the new building and the parking garage for much of the day. (Could the development team provide a seasonal and time-of-day sun study?)
3. Massing
 - a. While the panel has the utmost confidence in the design team's ability to design exemplary building facades, the panel believes that the massing should be studied further. The site serves as a gateway, nails a corner of the Hopkins medical campus, and holds a prominent and pivotal position at the top of a hill coming from downtown, and is an axial terminus. The primary corner at Fayette Street and Broadway does not appear to address this effectively.
 - b. The two story over-scaled punched windows in the base do not relate well to the scale of the adjacent existing fabric. Consider stronger visual connection to adjacent buildings.
 - c. Consider better integration and/or transition of the base and upper mass. Should the upper mass be grounded, possibly at the corner of Fayette Street and Broadway.
 - d. Relate Broadway lobby glazing w/ glazing facing the entry court, or make a clear contrast.
4. Elevations
 - a. Further develop after massing is refined and budget impacts are better understood.

PANEL ACTION:

The panel recommended that the team continue to further develop the Schematic Phase with consideration of the comments, and return for additional review.

Attending:

Adam Gross – ASG
Caroline Hecker – RMG
Richard Brill, Michael Iati, Vanessa Francis – JHH
Robert Filippi – RK&K
Rolando Sanz – Wilmot Sanz
Adam Beonar – The Daily Record

UDARP Panel Members- Ms. Diane Jones Allen, Messrs. Rich Burns and David Haresign*, and Dr. Judith Meany

Planning Department- Anthony Cataldo, Laurie Feinberg, Christina Gaymon, Martin French, Tamara Woods, Wolde Ararsa